

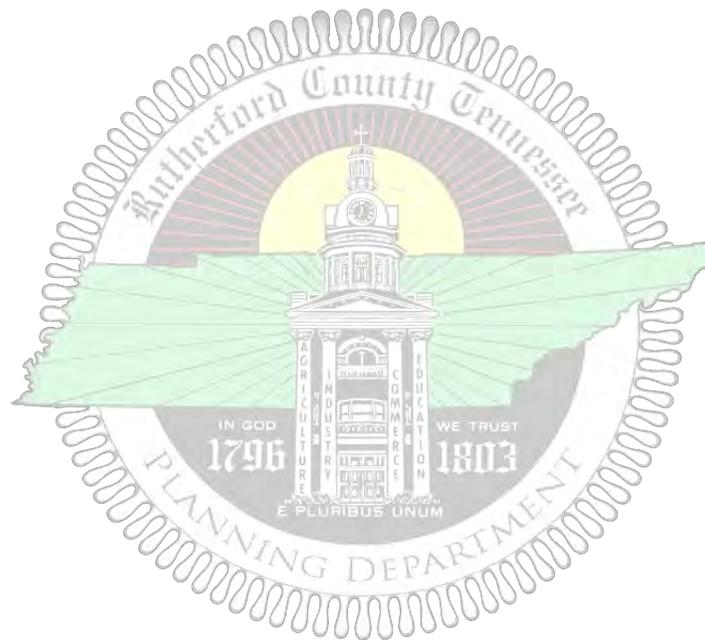
Rutherford County Regional Planning Commission

Agenda – October 27, 2014 – 9:00 AM

Planning Department Mezzanine Meeting Room

- I. **CALL TO ORDER**
- II. **PRAYER/PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL/DETERMINATION OF QUORUM**
- IV. **APPROVAL OF THE MINUTES FOR OCTOBER 13, 2014**
- V. **ITEMS WITHDRAWN/DEFERRED**
- VI. **PLAT EXTENSION REQUEST**
 - A. Twelve Corners, Section III – Request for a 12-month extension
 - B. Davenport Station, Section 1, Phases 1 and 2 – Request for a 12-month plat extension
- VII. **SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - A. Lewis Downs Section 2 (14-1008) REAPPROVAL – 19 lots on 8.80 acres, zoned Residential Medium-Density (RM), located to the north of Rock Springs Midland Road, Stewart Springs LLC applicant
 - B. Estates of Lewis Downs (14-1009) – 15 lots on 29.5 acres, zoned RM, located off of Rock Springs Midland Road, New South Developers, LLC applicant
- VIII. **SUBMITTED FOR FINAL PLAT APPROVAL**
 - A. Henley Propane Minor Final Plat (14-2043) – 1 lot on 2.00 acres, zoned Light Industrial (LI), located along Franklin Road/State Route 96, Brett Henley applicant. Includes waiver request for no soil site and fire hydrant requirements
 - B. Kyle Warren One-Lot Subdivision (14-2068) – 1 lot on 15.02 acres, zoned RM, located off of Drake Lane, Suzan Lee and Michael A. Warren applicants. Includes waivers from the distance requirements for fire hydrants for subdivision lots, number of lots off of a private easement and easement width requirements
 - C. Waldron Farms, Section V, Phase IIB (14-2069) – 15 lots on 4.861 acres, zoned RM with a previously approved conditional use permit for a Planned Residential Development, located off of Stones River Road, Waldron Farms, LLC applicant
- IX. **SUBMITTED FOR SITE PLAN APPROVAL**
 - A. A.T. Project (14-3025) – New construction of approximately 40,000 square feet on 127.15 acres zoned Institutional (IN) with a special exception for a healthcare facility, located at 5110 Florence Road, Journey Pure, LLC applicant
- X. **STAFF REPORTS/OTHER BUSINESS**
- XI. **ADJOURNMENT**

Following the Regular Meeting, Mr. Josh McCreary will be presenting a Public Chapter 862 training session on personal property rights.



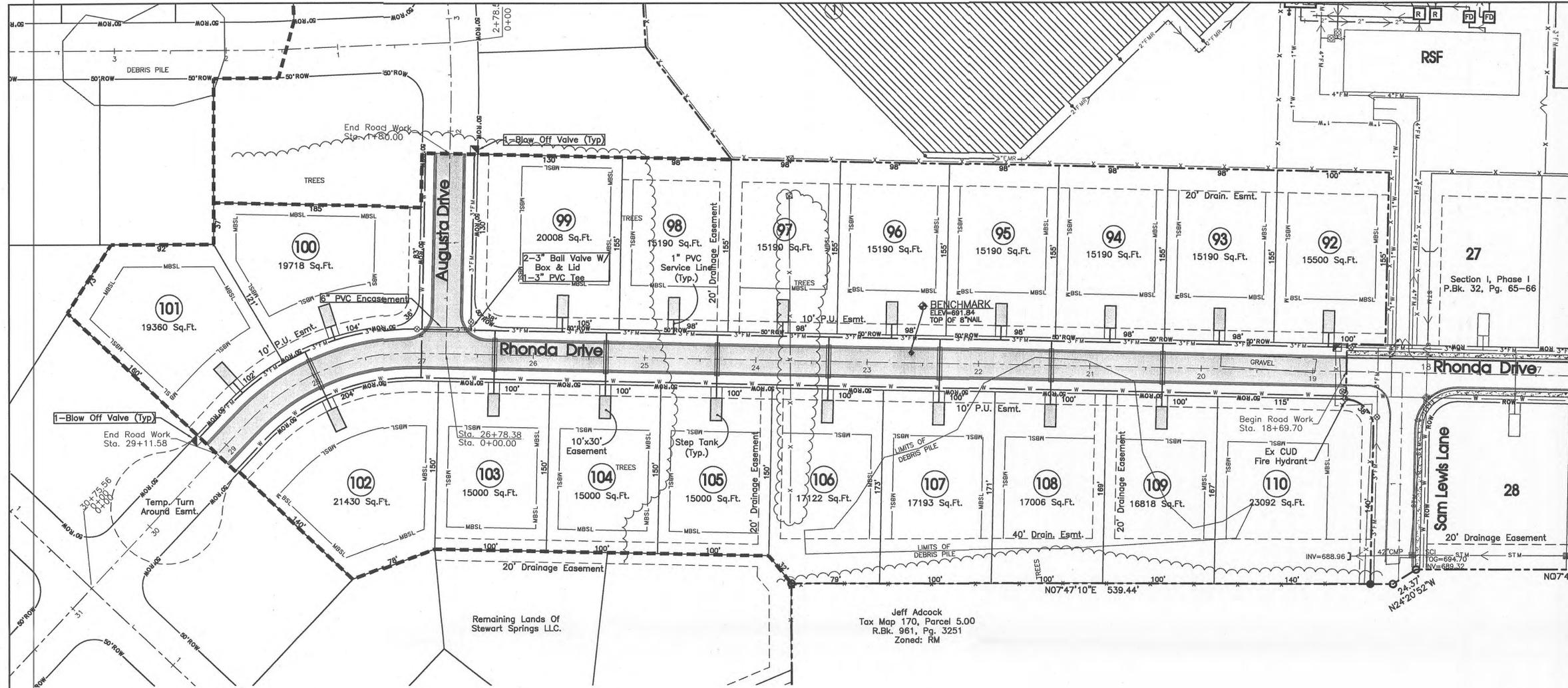
Rutherford County Regional Planning Commission October 27, 2014 Staff Comments

Plat/Plan Name: Lewis Downs, Section 2 REAPPROVAL (14-1008)
Request: Preliminary Plan Approval
Site Details: 19 lots on 8.80 acres, Zoned Residential Medium Density (RM)
Developer: Stewart Springs LLC
Property Location: To the north of Rock Springs Midland Road



Planning Commissioners will recall that this plat was approved at the September 22, 2014 meeting subject to residential sprinkler systems due to their fire hydrant waiver request. As it turns out, there is an existing fire hydrant at the intersection of Sam Lewis Lane and Rhonda Drive that was not called out on the original submittal. All proposed lots for Section Two are within 1,000 feet of this hydrant and comply with the Subdivision Regulations. The applicants would like this plat to be reapproved to remove the residential sprinkler system requirement. Everything else on the plat has remained the same.

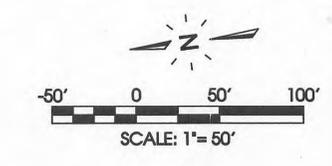
Any approval should be made subject to Staff Comments.



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊙	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊙	HC SIGN
○	EXIST. SEWER CLEANOUT	→	PROPOSED SIGN POST
⊙	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊙	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊙	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊙	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊙	EXIST. GAS RISER	—	CURB & GUTTER
⊙	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊙	EXIST. WATER METER	↔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
○	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊙	BLOW OFF VALVE	⊙	RIP RAP
⊙	REDUCER	→	RUNOFF FLOW ARROW
⊙	REMOTE FIRE DEPT. CONNECTION	⊙	INLET FILTER PROTECTION
⊙	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊙	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
⊙	FIRE DEPT. CONNECTION	→	SEWER/STORM FLOW DIRECTION
⊙	FIRE HYDRANT	⊙	CATCH BASIN
⊙	GATE VALVE & BOX	⊙	CURB INLET
⊙	WATER METER	⊙	AREA DRAIN
⊙	GAS METER	—	HEADWALL
⊙	GREASE TRAP	—	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECD	—	CONCRETE SWALE
○	MANHOLE	⊙	TYPE - X - HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL EEL
EXISTING TREELINE	~~~~~
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING - SURVEYING - LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37130
PHONE: (615) 800-7000 FAX: (615) 800-2567
E-MAIL: JREED@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
No. 10000
JAMES R. REED III

Lewis Downs Subdivision
Section 2
Rutherford County, Tennessee

APPROVED
OCT 03 2014
RECEIVED

Owner/Developer:
Stewart Springs LLC
153 Veterans Pkwy.
Murfreesboro, TN 37128

Floodplain Note:
This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47003C0075E Dated Aug. 2, 2007.

Land Data:
Zoning: RM
242 Lots on 148.48± Acres
10 Lots Section 2 on 8.80± Acres
241 Buildable Lots

Yard Requirements:
Front: 40'
Side: 10'
Rear: 20'

Deed Reference:
The property shown hereon is Tax Map 170, Parcel 6, 20th Civil District, 7th, Magisterial District in Rutherford County, as recorded in R.B. 602, Pg. 1415.

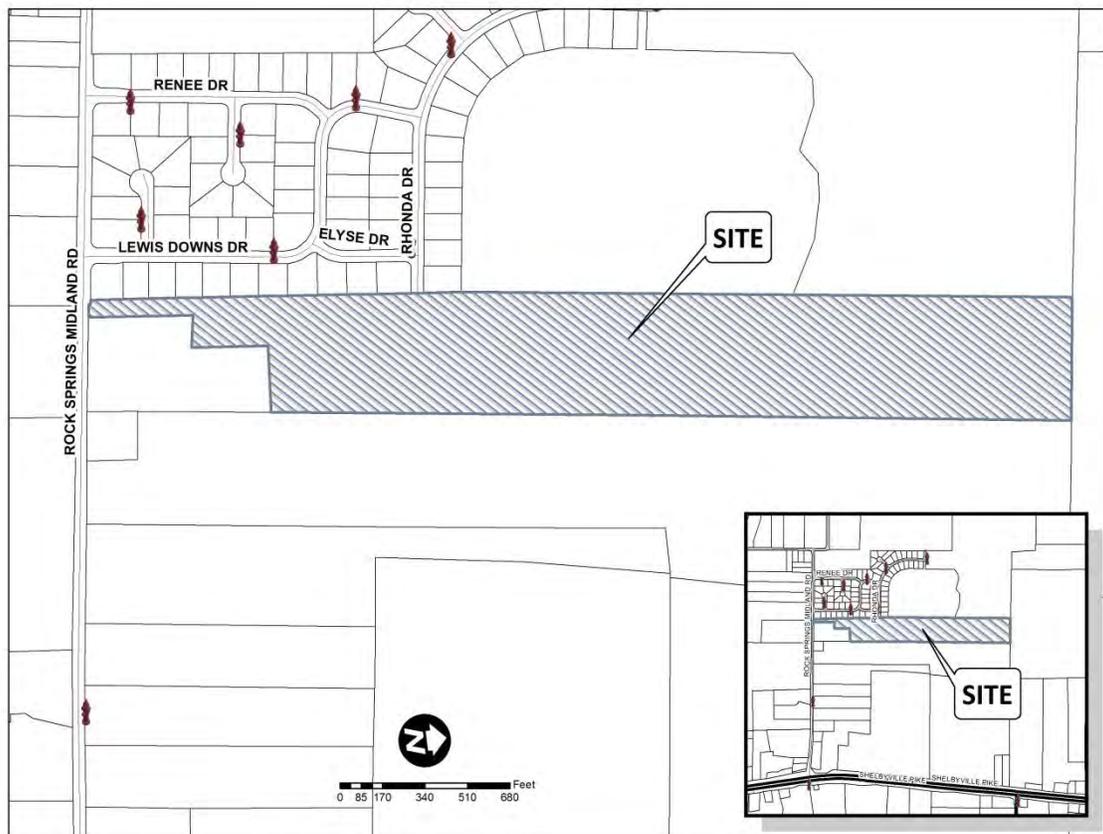
S.T.E.P. System Data:
Design Flow = 260 lots x 300gpd/lot = 78,000 GPD
Land Application Area Required = 13.43 Ac.
Land Application Area Provided = 13.43 Ac.
Land Reserve Area Required = 6.71 Ac.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____
Preliminary Plat approval shall not constitute final approval for recording purposes.

REVISIONS:
DRAWN: SJA
DATE: 9-5-14
CHECKED: JFR
FILE NAME: D6024project2.dwg
SCALE: 1"=50'
JOB NO. 06024
SHEET: 8 of 13

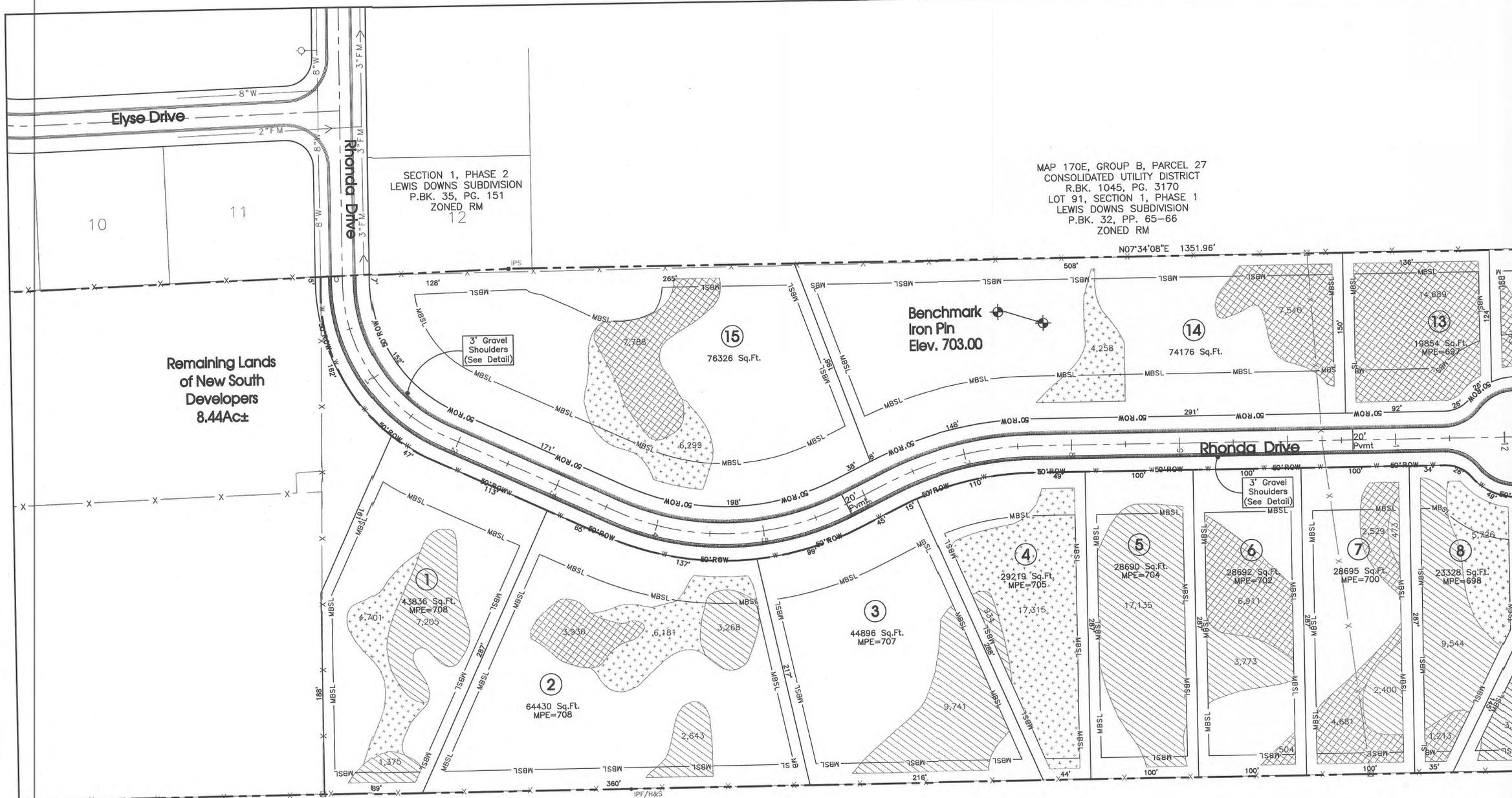
Rutherford County Regional Planning Commission October 27, 2014 Staff Comments

Plat/Plan Name: Estates of Lewis Downs (14-1009)
Request: Preliminary Plan Approval – Included a waiver request to the fire hydrant requirements
Site Details: 15 lots on 29.5 acres, zoned RM
Developer: New South Developers, LLC
Property Location: Rhonda Drive – North of Rock Springs Midland Road



The subject property is located to the north side of Rock Springs Midland Road and is accessed off of Rhonda Drive from the Lewis Downs Subdivision. The applicant is proposing to subdivide the property into 15 lots with conventional septic tanks. Staff has been made aware that only domestic water service will be provided to this development. Because of this, a waiver to the fire hydrant requirements has been requested. If granted, residential sprinkler systems will be required in each home.

Any approval should be made subject to Staff Comments and the wavier being granted.



MAP 170E, GROUP B, PARCEL 27
 CONSOLIDATED UTILITY DISTRICT
 R.B.K. 1045, PG. 3170
 LOT 91, SECTION 1, PHASE 1
 LEWIS DOWNS SUBDIVISION
 P.B.K. 32, PP. 65-66
 ZONED RM

Remaining Lands of New South Developers
 8.44Ac±

Benchmark Iron Pin
 Elev. 703.00

MAP 170, PARCEL 6.03
 MARCHELLA A. RICHARDSON
 D.B.K. 534, PG. 675
 ZONED RM

MAP 170, PARCEL 6.03
 MARCHELLA A. RICHARDSON
 D.B.K. 534, PG. 675
 ZONED RM

Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊕	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
⊙	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊞	EXIST. CATCH BASIN (STORM SEWER)	⊞	WHEEL STOP
⊞	EXIST. WATER/GAS VALVE	⊞	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	⊞	EXTRUDED CURB
⊞	EXIST. GAS RISER	⊞	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊞	EXIST. WATER METER	➔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	1	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
○	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊞	RIP RAP
⊞	REDUCER	➔	RUNOFF FLOW ARROW
⊞	REMOTE FIRE DEPT. CONNECTION	⊞	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	⊞	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	⊞	EXIST. SPOT ELEVATION
⊞	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	⊞	CATCH BASIN
⊞	GATE VALVE & BOX	⊞	CURB INLET
⊞	WATER METER	⊞	AREA DRAIN
⊞	GAS METER	⊞	HEADWALL
⊞	GREASE TRAP	⊞	WINGED HEADWALL
⊞	EXTERIOR CLEANOUT	⊞	CONCRETE SWALE
⊞	MANHOLE	⊞	TYPE-X HEADWALL

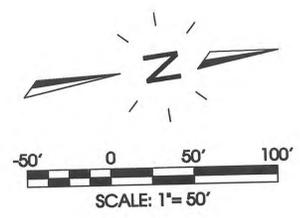
EXISTING PHONE	PH
EXISTING ELECTRIC	
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-60-
PROPOSED CONTOUR LINES	-60-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Soils Notes:

1. The soil types and locations, as shown for Lewis Downs Estates Subdivision are taken from a soils map provided by Lonnie Norrod, Soil Consultant, Murfreesboro, Tennessee. S.E.C. Inc. assumes no responsibility for the accuracy or completeness of the soils shown herein.

- 30/45/60 MPI Soils
- 75 MPI Soils
- 75 MPI Soils - Requires Curtain or Interceptor Drains

LOT #	CULVERT
1	15" CMP
2	15" CMP
3	18" CMP
4	18" CMP
5	18" CMP
6	18" CMP
7	18" CMP
8	18" CMP
9	18" CMP
10	18" CMP
11	18" CMP
12	18" CMP
13	18" CMP
14	18" CMP
15	15" CMP



Waterline design to be provided by Consolidated Utility District's consultant. Waterline shown is for graphic purposes only and does not represent a design. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



Owner/Developer:

New South Developers, LLC
 239 Veterans Pkwy.
 Murfreesboro, TN 37128

Floodplain Note:

This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47003C0075E Dated Aug. 2, 2007.

Land Data:

Zoning: RM
 15 Lots on 37.79± Acres
 14 Buildable Lots

Yard Requirements:

Front: 40'
 Side: 10'
 Rear: 20'

Deed Reference:

The property shown hereon is Tax Map 170, Parcel 6.05, 20th Civil District, 8th Magisterial District in Rutherford County, as recorded in R.B.K. 1266, Pg. 2029.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____.

Preliminary Plat approval shall not constitute final approval for recording purposes.

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: JREDD@SEC-CIVIL.COM FAX: (615) 895-2667
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

REVIEW SET
 (Not intended for construction)

James E. Reed III
 PROFESSIONAL ENGINEER
 LICENSE NO. 37129

Estates of Lewis Downs Subdivision
 Rutherford County, Tennessee

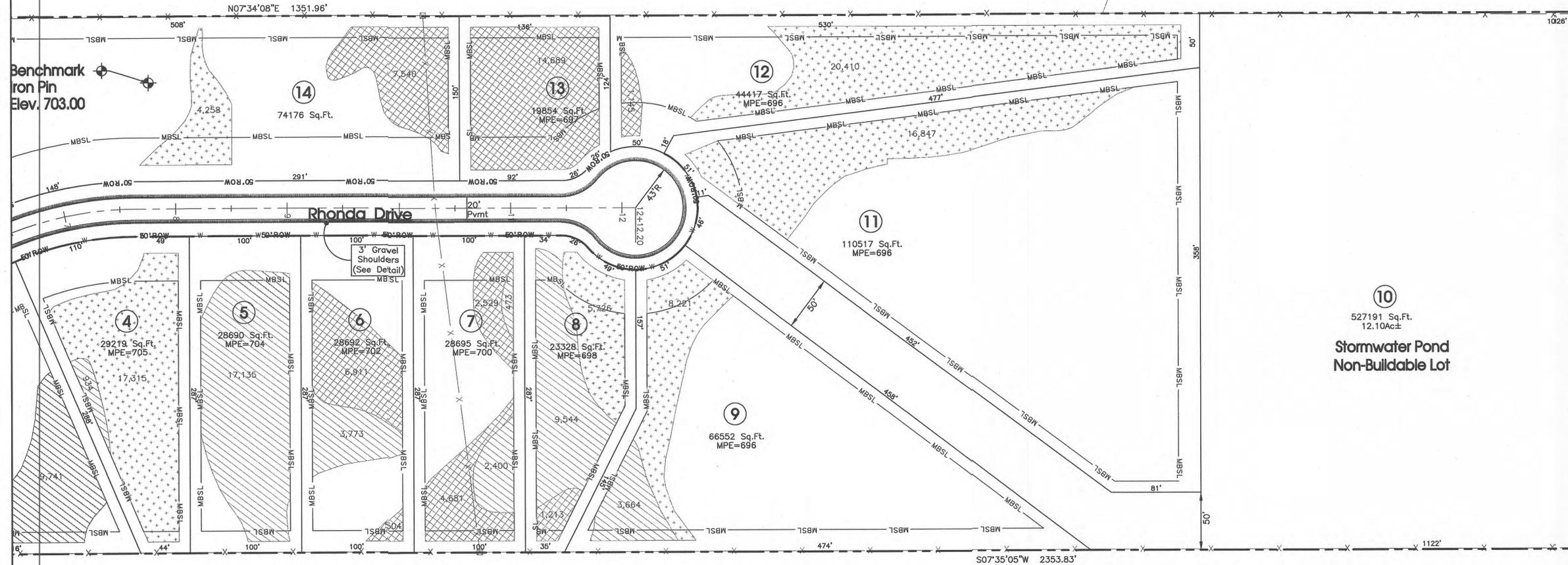
Preliminary Plan

REVISIONS:

DRAWN: SJA
DATE:
CHECKED: JFR
FILE NAME: 06024projEstates
SCALE: 1"=50'
JOB NO. 06024
SHEET: 6 of 11

MAP 170E, GROUP B, PARCEL 27
 CONSOLIDATED UTILITY DISTRICT
 R.B.K. 1045, PG. 3170
 LOT 91, SECTION 1, PHASE 1
 LEWIS DOWNS SUBDIVISION
 P.B.K. 32, PP. 65-66
 ZONED RM

Benchmark
 Iron Pin
 Elev. 703.00



MAP 170, PARCEL 6.03
 MARCHELLA A. RICHARDSON
 D.B.K. 534, PG. 675
 ZONED RM

LOT #	CULVERT
1	15" CMP
2	15" CMP
3	18" CMP
4	18" CMP
5	18" CMP
6	18" CMP
7	18" CMP
8	18" CMP
9	18" CMP
10	18" CMP
11	18" CMP
12	18" CMP
13	18" CMP
14	18" CMP
15	15" CMP

	30/45/60 MPI Soils
	75 MPI Soils
	75 MPI Soils - Requires Curtain or Interceptor Drains

Soils Notes:
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Waterline design to be provided by Consolidated Utility District's consultant. Waterline shown is for graphic purposes only and does not represent a design. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



Know what's below.
 Call before you dig.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		H.C. SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	---
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	---
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
 New South Developers, LLC
 239 Veterans Pkwy.
 Murfreesboro, TN 37128

Floodplain Note:
 This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 4700300075E Dated Aug. 2, 2007.

Land Data:
 Zoning: RM
 15 Lots on 37.79± Acres
 14 Buildable Lots

Yard Requirements:
 Front: 40'
 Side: 10'
 Rear: 20'

Deed Reference:
 The property shown hereon is Tax Map 170, Parcel 6.05, 20th Civil District, 8th Magisterial District in Rutherford County, as recorded in R.B.K. 1286, Pg. 2029.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____
 Preliminary Plat approval shall not constitute final approval for recording purposes.

SEC, Inc.
 SITE ENGINEERING - SURVEYING - LAND PLANNING
 ENGINEERING - SURVEYING - LAND PLANNING
 650 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-0000
 FAX: (615) 890-0001
 WWW: WWW.SECINC.COM
 NOT FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

JAMES F. REED III
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 LICENSE NO. 3400

REVISIONS
 (Not intended for construction)

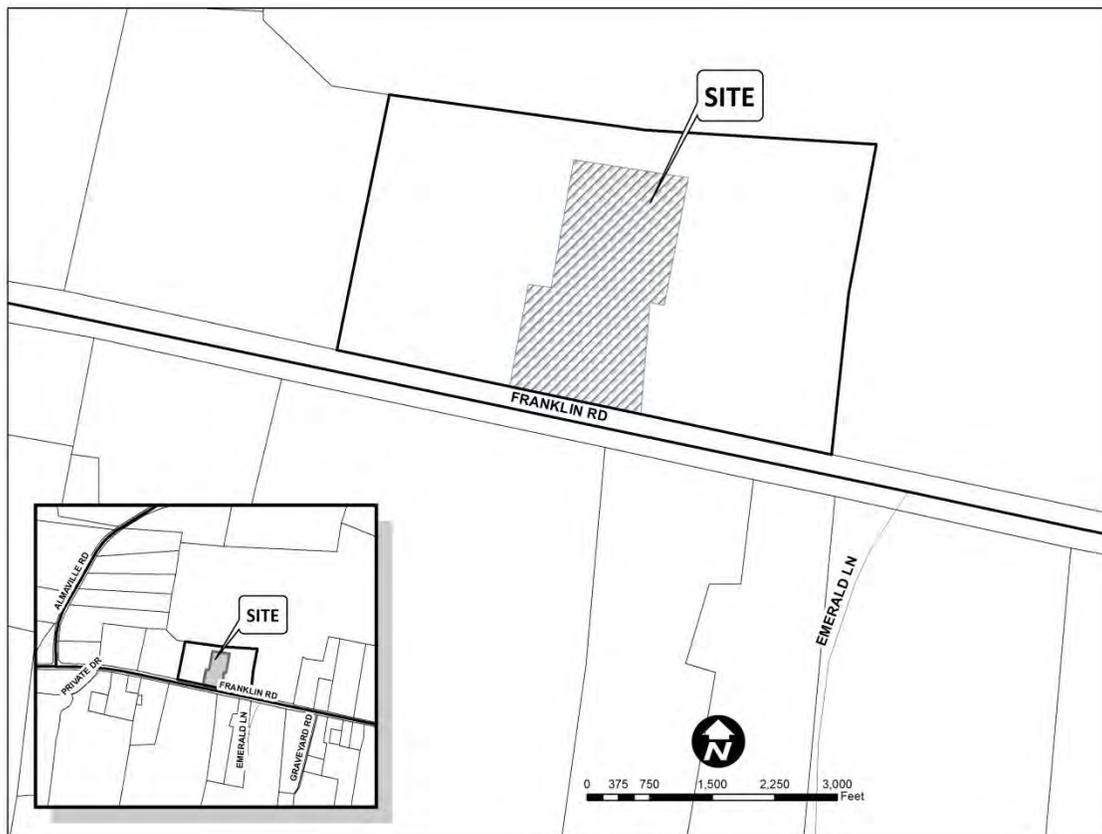
Estates of Lewis Downs Subdivision
 Rutherford County, Tennessee

REVISIONS:
 DRAWN: SJA
 DATE:
 CHECKED:
 JFR
 FILE NAME:
 06024proj/Estates
 SCALE:
 1"=50'
 JOB NO.
 06024
 SHEET:
 7 of 11

Preliminary Plan

Rutherford County Regional Planning Commission October 27, 2014 Staff Comments

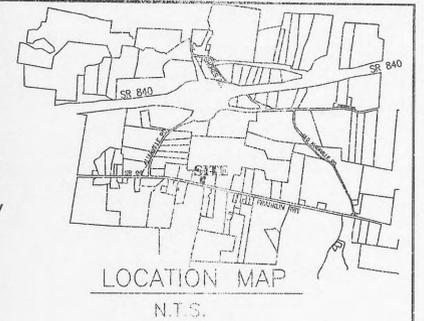
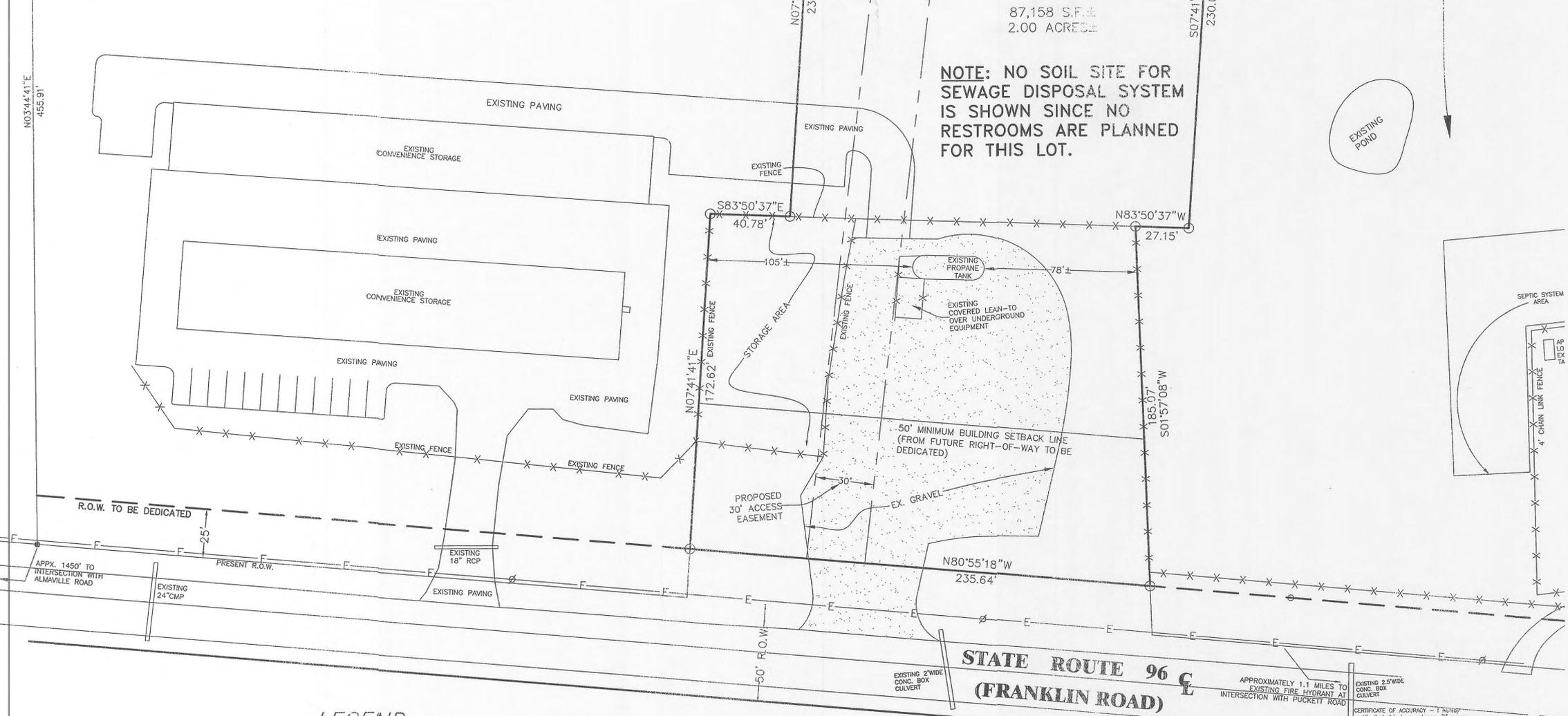
Plat/Plan Name: Henley Propane Minor Final Plat (14-2043)
Request: Final Plat Approval – Includes waivers to the soils requirements and fire hydrant requirements
Site Details: 1 lot on 2.00 acres, zoned Light Industrial (LI)
Applicant: Brett Henley
Property Location: Along Franklin Road/State Route 96



The subject property is located along the north side of Franklin Road. The applicant desires to subdivide two acres from the existing tract that contains an existing propane tank and other accessory structures on the property. There is not a soils site proposed for the property and there is not a fire hydrant located within 1,000 feet of the property. The applicant is asking for waivers to both provisions. Staff has contacted the Fire Chief regarding the waiver request. His primary concern is that any new development meets the Fire Code.

Any approval should be made subject to Staff Comments and the waivers being granted.

- PLAT NOTES**
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The assistance or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance, by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be 35' from top of bank of natural waterway, and is to be undisturbed.
 - No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streamways or floodways.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: 2014
 DEED BOOK: 640
 PAGE: 107
 BRETT HENLEY
 CHRISSEY HENLEY

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date: 2014
 SECRETARY, PLANNING COMMISSION
 Date: 2014
 Chairman, Planning Commission

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled "Final Minor Plat, Lot 1, Henley Propane," has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date: 2014
 OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operating practices of MEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MEMC website at www.memc.com (collectively the "Requirements"). No electric service will be provided until MEMC's Requirements have been met and approved in writing by an authorized representative of MEMC. Any approval is, at all times, contingent upon continuing compliance with MEMC's requirements.

Date: 2014
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 2 ACRES OUT OF THE OVERALL TRACT DUE TO IMPENDING CHANGE OF OWNERSHIP.

NOTE: BACKFLOW PREVENTION MUST BE INSTALLED AT THE WATER METER THAT PROVIDES WATER SERVICE TO THE SELF-STORAGE FACILITY.

DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

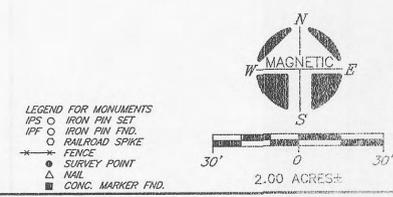
- LEGEND**
- ⊙ Power Pole
 - ⊙ Existing Fire Hydrant
 - W--- Existing Water Line
 - S--- Existing Sanitary Sewer Line
 - ⊙ Existing Sanitary Sewer Manhole
 - ⊙ Existing Telephone Box
 - ⊙ Existing Electric Box
 - ⊙ Existing Storm Drain Manhole
 - ⊙ Existing Light Pole
 - F.O.--- Existing Fiber Optic Line
 - OHE--- Existing Overhead Electric Line
 - UGT--- Existing Underground Telephone Line

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.

2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

RECEIVED
 OCT 09 2014



OWNER: BRETT HENLEY, ETUX CHRISSEY HENLEY
 ADDRESS: 10970 FRANKLIN ROAD
 MURFREESBORO, TN 37128
 TAX MAP 95, PART OF PARCEL 34.01

ZONING: L-1 (LIGHT INDUSTRIAL)
 FRONT SETBACK: 50'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'



FLOOD MAP PANEL: 470165 0230 H. ZONE: X
 FLOOD MAP DATED: JANUARY 5, 2007

FINAL MINOR PLAT - LOT 1

HENLEY PROPANE

4TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

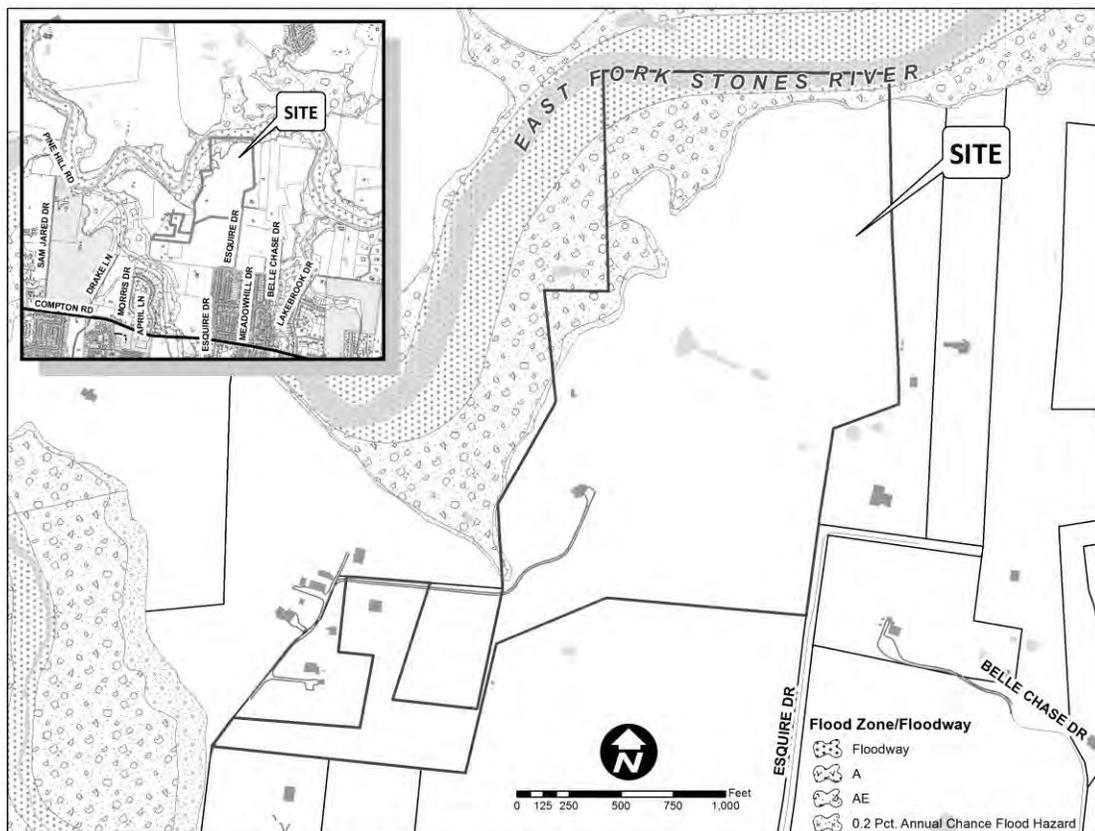
DATE: OCTOBER, 2014 SCALE 1"=30' SH 1 OF 1

14-2043

Rutherford County Regional Planning Commission

October 27, 2014 Staff Comments

Plat/Plan Name: Kyle Warren One-Lot Subdivision (14-2068)
Request: Final Plat Approval, includes waivers from the distance requirements for fire hydrants for subdivision lots, number of lots off of a private easement and easement width requirements
Site Details: 1 lot on 15.02 acres, zoned RM
Applicants: Suzan Lee and Michael A. Warren
Property Location: Located off of Drake Lane

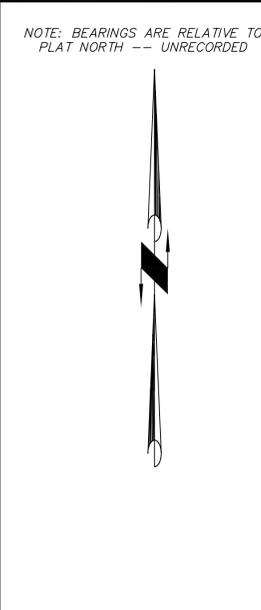
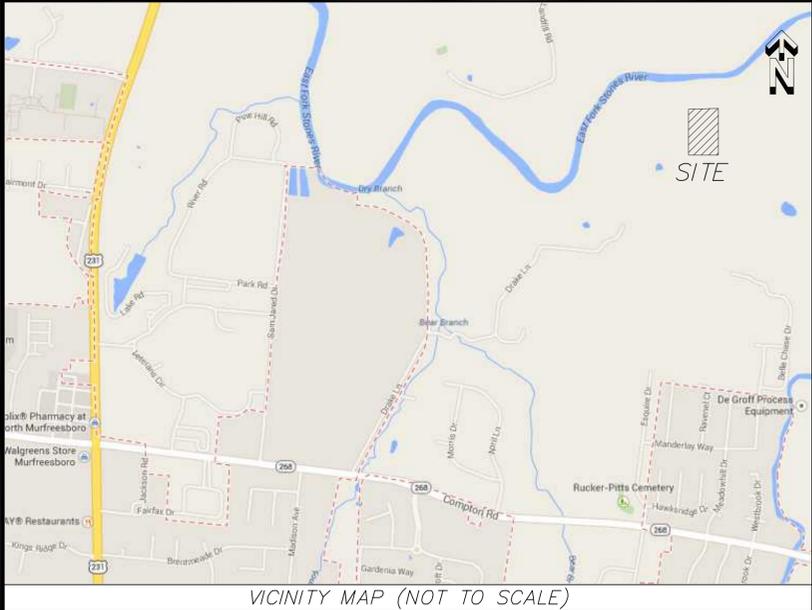


The subject property is located on the east side of Drake Lane, which extends off of Compton Road. The Planning Commission approved the waivers listed above at their March 10, 2014 meeting prior to having the work on the plat completed. Staff is not permitted to administratively approve subdivision plats that require waivers, which is why this plat is being considered by the Planning Commission. There is an existing 25-foot access easement extending off of Drake Lane that is used to access several existing lots. The applicants propose to subdivide another tract from the parent tract, which is family owned.

Under today's regulations, a development with more than three lots off a private easement would be required to be zoned as a planned development. That being said, there are several existing lots on this easement and Staff does not see the benefit of requiring a planned development in this case.

Any approval should be made subject to Staff Comments and the waivers be granted.

REV. ADDED SOLS SITES 04-03-2014 REVISED FOR SUB. 09-06-2014 PLANNING COMMENTS 10/16/2014	PREPARED FOR: OWNER: SUZAN LEE WARREN (OWNER) MICHAEL A. WARREN (OWNER) 3808 DRAKE LANE MURFREESBORO, TN 37130 CLIENT: KYLE WARREN (CLIENT)	MINOR SUBDIVISION PLAT KYLE WARREN ONE-LOT SUBDIVISION LOCATED IN THE FIFTEENTH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE IN THE CITY OF MURFREESBORO AND IS THE SUZAN LEE AND MICHAEL A. WARREN PROPERTY RECORDED IN RECORD BOOK 968, PAGE 3139 REGISTERS OFFICE OF RUTHERFORD COUNTY, TENNESSEE.	TAX MAP REF.: TAX MAP 059 P/O PARCEL 03.01 SURVEYED BY: JCS, SAP DRAWING DATE: 03/29/2014 DRAWN BY: CBS	CHECKED BY: CBS SCALE: 1"= 100' PROJECT NUMBER: 2014-019 FILE NAME: C:\PROJECTS\ 2014-019\KWARREN2SUB.dwg	C. BLAKE SEXTON RLS 2400 805 Renaissance Avenue Murfreesboro, TN 37129 931-261-8875 (C) blakesexton@comcast.net
---	--	---	---	---	--



LEGEND

- = 1/2" Rebar (O) w/o Cap
- = 1/2" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Fence Post Recovered
- ⊗ = "X" In Rock
- △ = Nail (N) {Unless Otherwise Noted}
- = Fire Hydrant
- = Marked Tree Recovered
- = Property Line
- = Fence Line
- = Centerline of Road

Graphic Scale
1" = 100'

LOT LINE
20' MBSL
RM
40' MBSL
LOT LINE
R.O.W.
TYPICAL MINIMUM BUILDING SETBACKS N.T.S.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

(reference Record Book 968 Page 3139 R.O.R.C.T.)

Date: _____ By: _____ SUZAN LEE WARREN

Date: _____ By: _____ MICHAEL A. WARREN

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X"). REFERENCE FEMA FIRM MAP NUMBER 47149C0161H 05 JAN 2007.

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.

THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR WAS NOT FURNISHED A TITLE REPORT

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____ Middle Tennessee Electric Membership Cooperation

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the Subdivision Plat entitled "Kyle Warren One-Lot Subdivision" has been approved by the engineers for Consolidated Utility District of Rutherford County for water services, provided however, that the lines, valves, and fittings must be installed in accordance with CUD specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District of Rutherford County

811
CALL BEFORE YOU DIG!

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-331-1111
1-615-387-1110
tnoc@onecall.com
TENNESSEE ONE CALL
IT'S THE LAW

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BK.: _____, PAGE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register of Deeds.

Date _____ Planning Commission Secretary

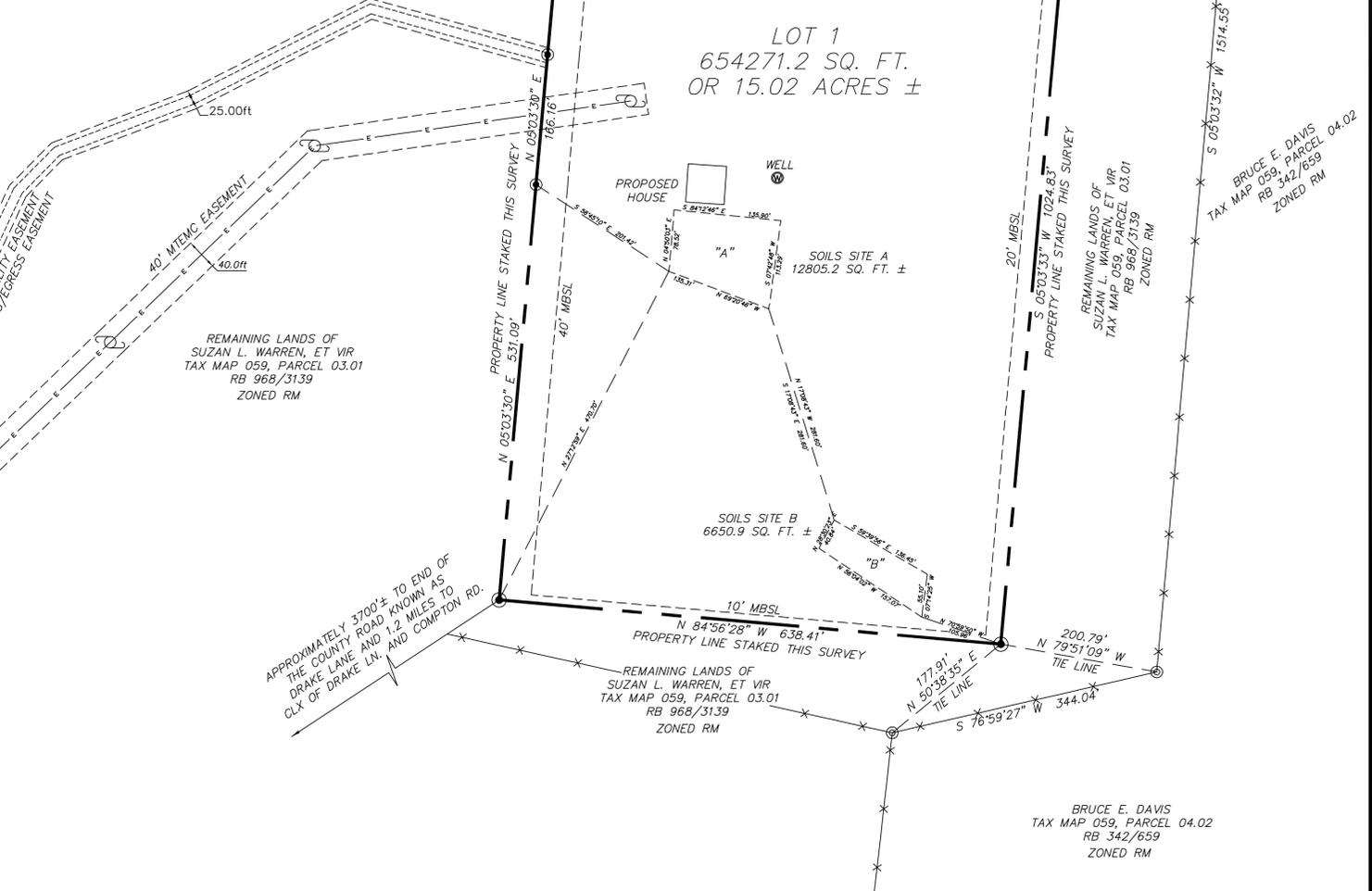
CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

DATE _____ DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

- ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
- ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
- ANY ENCROACHMENT OF SOLS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.
- THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE REMAINING LANDS OF SUZAN L. WARREN, ET VIR.



REMAINING LANDS OF SUZAN L. WARREN, ET VIR
TAX MAP 059, PARCEL 03.01
RB 968/3139
ZONED RM

REMAINING LANDS OF SUZAN L. WARREN, ET VIR
TAX MAP 059, PARCEL 03.01
RB 968/3139
ZONED RM

REMAINING LANDS OF SUZAN L. WARREN, ET VIR
TAX MAP 059, PARCEL 03.01
RB 968/3139
ZONED RM

REMAINING LANDS OF SUZAN L. WARREN, ET VIR
TAX MAP 059, PARCEL 04.02
RB 342/659
ZONED RM

BRUCE E. DAVIS
TAX MAP 059, PARCEL 04.02
RB 342/659
ZONED RM

ON 10 MARCH 2014, THE RUTHERFORD COUNTY PLANNING COMMISSION GRANTED WAIVERS TO THE 1000' DISTANCE TO A FIRE HYDRANT, PRIVATE EASEMENT WIDTH AND NUMBER OF LOTS LOCATED OFF A PRIVATE EASEMENT.

Date _____ Planning Commission Secretary or Authorized Representative

NOTES:

- This Survey was performed in the field with a Sokkia Reflectorless Total Station.
- Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0161H dated Jan. 05, 2007. Zone "X".
- Current zoning for the surveyed parcel is "RM." Minimum building setbacks are:
Front: 40 feet
Rear: 20 feet
Side: 10 feet
- Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-331-1111.
- Bearings are based on Plat North -- Unrecorded.
- Total Area of this subdivision: 15.02 AC. or 654271.2 Sq. Ft. ± -- 1 Lot
- This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
- Water service to the proposed residence will be served by well water.
- A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
- All minimum building setback lines must comply with the current ordinances of Rutherford County.
- There is no fire hydrant located within 500' of the subject property.
- The purpose of this plat is to subdivide a portion of the existing property so that a house may be constructed.
- All adjoining properties are zoned RM.
- This property shall take access via the existing easement as shown on the face of this plat.

SURVEYOR'S CERTIFICATE:

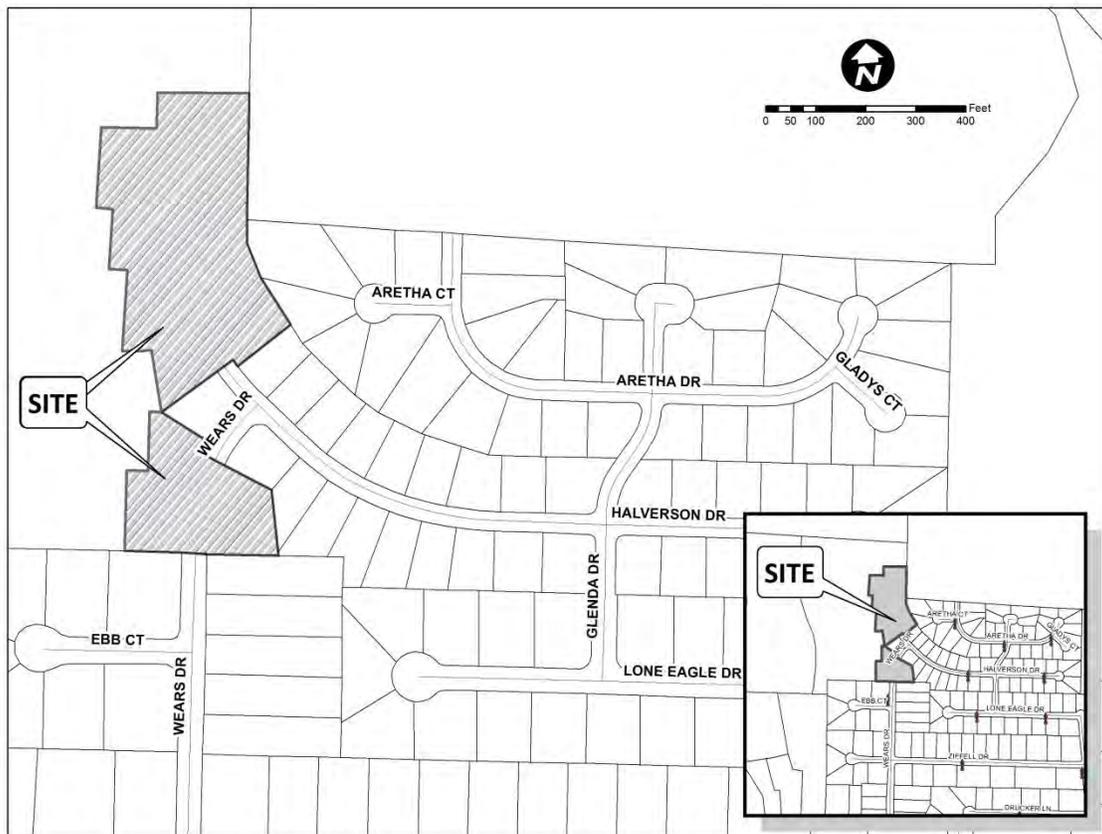
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A CATEGORY 1 SURVEY, WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1:10,000. THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AS DEFINED UNDER RULE 0820-03-07.

DATE _____ CHRISTOPHER BLAKE SEXTON, RLS



Rutherford County Regional Planning Commission October 27, 2014 Staff Comments

Plat/Plan Name: Waldron Farms, Section V, Phase IIB (14-2069)
Request: Final Plat Approval
Site Details: 15 lots on 4.861 acres, zoned RM with a previously approved conditional use permit for a Planned Residential Development
Applicant: Waldron Farms, LLC
Property Location: Located off of Stones River Road

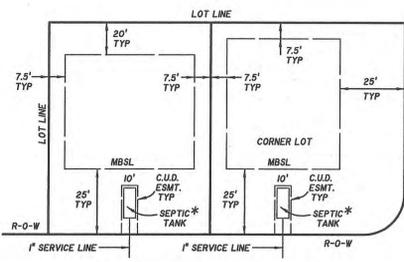


The subject property is located north of Stones River Road. The development was originally approved as a Planned Residential Development under the former Zoning Resolution. Although the property is zoned RM now, the preexisting PRD is still in effect. The final plat appears to be consistent with the approved preliminary plat for the development. Staff does have some questions regarding stormwater detention, but should have those questions answered prior to the meeting.

Any approval should be made subject to Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 15 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT U602-427 & RUTHERFORD COUNTY CONTROL POINT 86A-001 (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4798C038H, EFFECTIVE DATE: JANUARY 5, 2007.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-3111.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SWINKLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- THE 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 25 FT. / SIDE = 7.5 FT. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON LOT 4 AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THIS DEVELOPMENT MUST ADHERE TO ALL THE CONDITIONS OF THE APPROVED PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPLICATION.



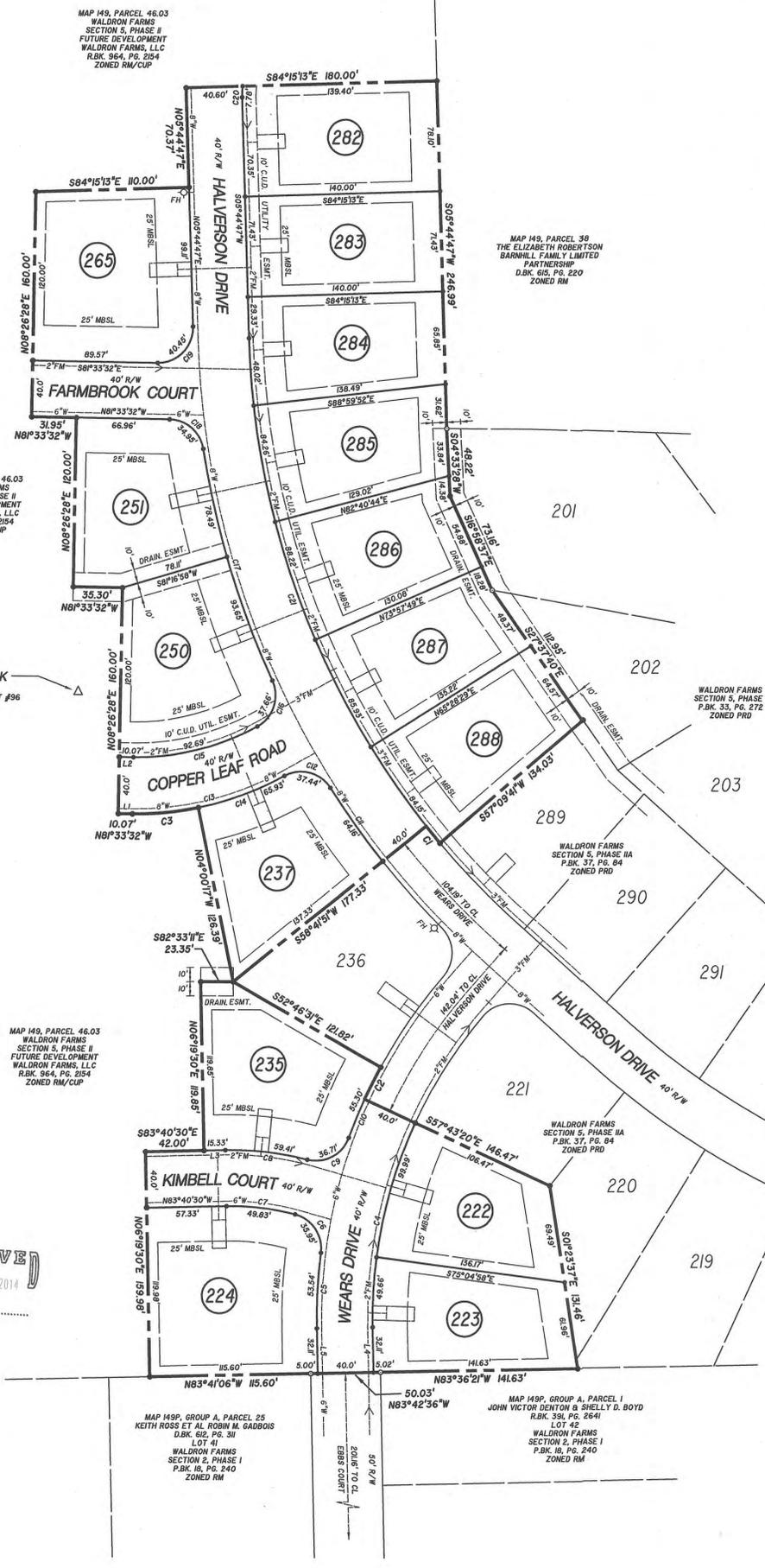
MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

BENCHMARK
IRON PIN AT
TRAVERSE POINT #96
ELEV=664.4

RECEIVED
OCT 10 2014



CURVE DATA

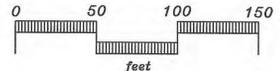
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°32'09"	580.00'	15.55'	7.77'	15.55'	N32°04'14"W
C2	3°47'26"	370.00'	25.56'	12.78'	25.56'	S34°15'23"W
C3	12°26'43"	220.00'	47.79'	23.99'	47.79'	N87°46'54"W
C4	25°58'55"	330.00'	149.64'	76.13'	149.37'	S19°17'12"W
C5	8°17'26"	370.00'	53.54'	26.82'	53.49'	N10°26'28"E
C6	82°24'03"	25.00'	35.95'	21.89'	32.93'	N26°36'30"W
C7	15°51'29"	190.00'	49.83'	25.07'	49.67'	N75°44'41"W
C8	15°28'21"	220.00'	59.41'	29.80'	59.23'	S79°26'20"E
C9	84°07'35"	25.00'	36.71'	22.56'	33.50'	N69°44'03"E
C10	4°36'24"	370.00'	29.75'	14.88'	29.74'	N29°59'28"E
C11	8°55'47"	650.00'	64.16'	32.11'	64.14'	N29°20'18"W
C12	85°48'11"	25.00'	37.44'	23.23'	34.04'	N69°16'28"W
C13	29°37'02"	220.00'	113.72'	59.16'	112.46'	N83°37'57"E
C14	17°10'16"	220.00'	65.93'	33.22'	65.69'	S77°24'35"W
C15	29°30'11"	180.00'	32.69'	16.34'	32.69'	N89°41'25"E
C16	86°18'35"	25.00'	37.66'	23.44'	34.20'	N23°47'00"E
C17	15°54'27"	620.00'	172.14'	86.63'	171.99'	N09°25'04"W
C18	80°05'41"	25.00'	34.95'	21.01'	32.17'	N41°30'41"W
C19	92°41'41"	25.00'	40.45'	26.20'	36.19'	N82°05'38"E
C20	8°55'00"	50.00'	7.78'	3.90'	7.72'	S10°12'17"W
C21	37°02'56"	580.00'	375.04'	194.34'	368.54'	S12°46'41"E

LINE DATA

LINE	BEARING	DISTANCE
L1	N81°33'32"W	10.07'
L2	S81°33'32"E	10.07'
L3	N83°40'30"W	15.33'
L4	S86°17'45"E	32.11'
L5	N06°17'45"E	32.11'

LOT AREAS

LOT	SQ. FT.	ACRES
221	10,034	0.230
222	10,121	0.232
223	11,519	0.264
224	11,083	0.254
225	12,200	0.280
226	11,062	0.254
227	13,689	0.314
228	10,933	0.251
229	10,000	0.230
230	10,012	0.230
231	10,069	0.231
232	10,065	0.231



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- 8" W — WATER LINE w/ FIRE HYD.
- 2" M — STEP SYSTEM FORCE MAIN

OWNER/DEVELOPER:
WALDRON FARMS, LLC
CONTACT: TIM BAIRD
1343 CASON TRAIL
MURFREESBORO, TN 37129

DEED REFERENCE:
RECORD BOOK 964, PG. 2154, R.O.R.C.
PROPERTY MAP 149, P/O PARCEL 46.03

DEVELOPMENT SUMMARY
TOTAL AREA = 4.861 ACRES
TOTAL NO. LOTS = 15
AREA IN RIGHT-OF-WAY = 1.069 ACRES
ZONING = RM/COND. USE PERMIT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
RECORD BOOK 964, PAGE 2154
POWER OF ATTORNEY
MARY R. WALDRON BAIRD, MEMBER
FOR JOSEPH M. WALDRON, MEMBER
REK. 807, PG. 3572
WALDRON FARMS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/100,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. _____
DATE: 10-2-14 *David A. Parker*
DATE: 10-2-14 _____ REGISTERED SURVEYOR
TENN. R.L.S. No. 2381



CERTIFICATION OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "WALDRON FARMS, SECTION V, PHASE IIA", HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF STEP SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "WALDRON FARMS, SEC. V, PHASE IIA", HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOILS ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
AUTHORIZED MTEMC OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION

RECEIVED
OCT 10 2014
BY: _____

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

SECTION V, PHASE IIB
WALDRON FARMS
SUBDIVISION

20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567

PROJ. # 07014	DATE: 10-10-14	FILE: WF-SECV PHASE2BPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 50'	SHEET I OF 1
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14-2069

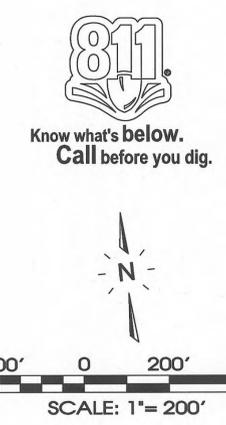
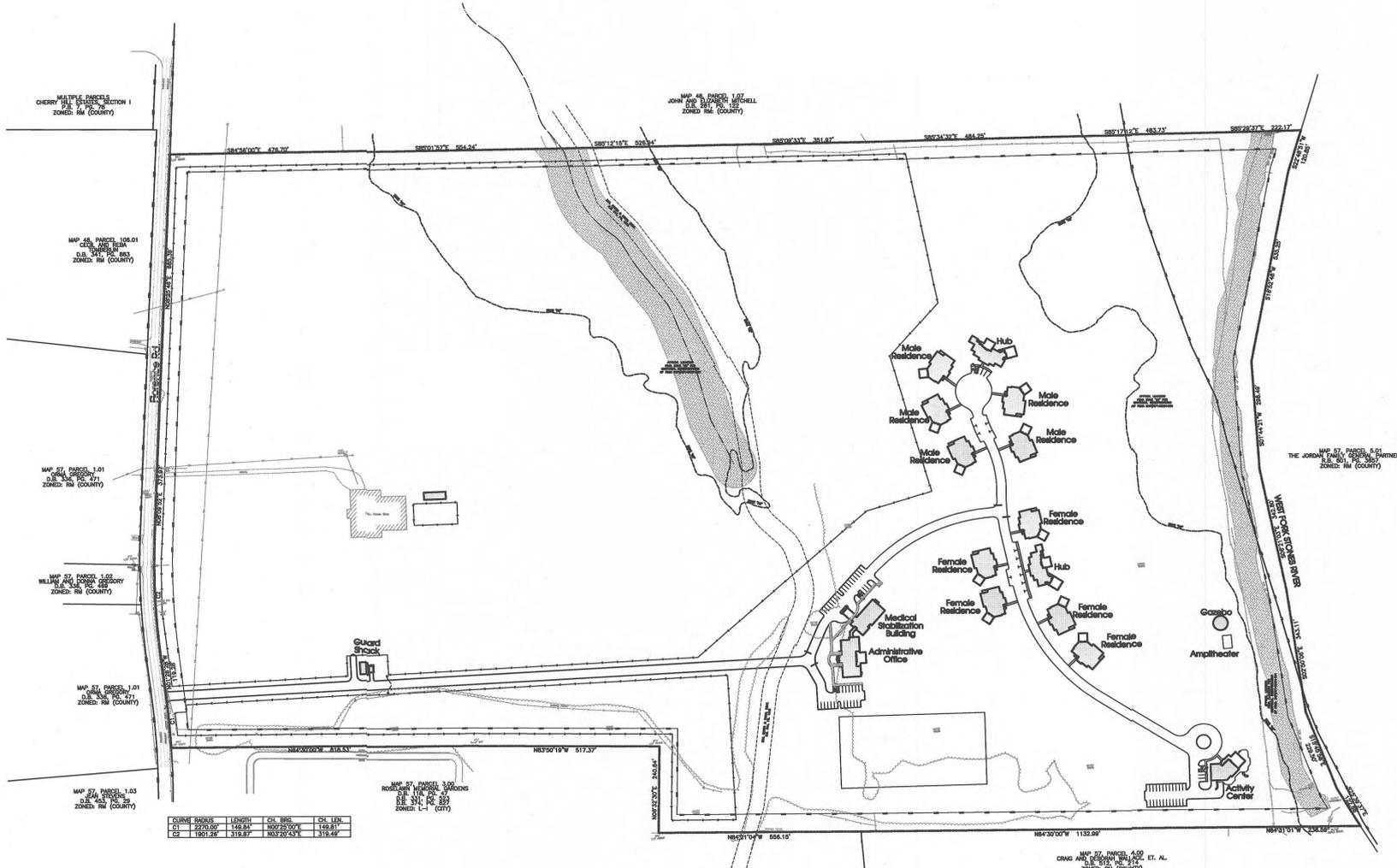
Rutherford County Regional Planning Commission October 27, 2014 Staff Comments

Plat/Plan Name: A.T. Project (14-3025)
Request: Site Plan Approval
Site Details: New construction of approximately 40,000 square feet on 127.15 acres zoned Institutional (IN) with a special exception for a healthcare facility
Applicant: Journey Pure, LLC
Property Location: 5110 Florence Road



The subject property is located on the east side of Florence Road. A portion of the property was rezoned to Institutional (IN) in March of 2014. The Board of Zoning Appeals approved a Special Exception for the use of an addiction treatment center in April of 2014 with a limitation of 96 beds. The site plan shows several residential buildings, an administrative building, a medical stabilization building and other accessory structures. Staff had several comments on the site plan and will discuss them in more detail at the meeting.

Any approval should be made subject to Staff Comments.



Legend:			
□	EXIST. CONCRETE MONUMENT	□	INLET CURB PROTECTION
●	IRON PIN SET (L.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (L.P.F.)	○	HC SIGN
+	EXIST. SIGN POST	+	PROPOSED SIGN POST
○	EXIST. SEWER CLEANOUT	—	HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	⌋	WINGED HEADWALL
⊖	EXIST. CATCH BASIN (STORM SEWER)	○	MANHOLE
⊗	EXIST. WATER/GAS VALVE	63.25 x	PROPOSED SPOT ELEVATION
⊗	EXIST. TELEPHONE RISER	(83.25) x	EXIST. SPOT ELEVATION
⊗	EXIST. GAS RISER	⊗	POST INDICATOR VALVE
⊗	ELECTRICAL ENCLOSURE	⊗	REDUCER
⊗	EXIST. WATER METER	⊗	REMOTE FIRE DEPT. CONNECTION
⊗	EXIST. UTILITY POLE	⊗	REVISION NUMBER
⊗	EXIST. FIRE HYDRANT	⊗	RIP RAP
⊗	BENCHMARK	→	RUNOFF FLOW ARROW
⊗	BLOW OFF VALVE	∨	SEWER/STORM FLOW DIRECTION
●	CONCRETE BOLLARD	→	TRAFFIC ARROW
■	CATCH BASIN	↔	TURN LANE ARROWS
■	CURB INLET	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
●	AREA DRAIN	—	WHEEL STOP
⊗	CONCRETE THRUST BLOCK	⊗	GREASE TRAP
⊗	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊗	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
⊗	FIRE HYDRANT	—	CONCRETE SIDEWALK
⊗	GAS METER	—	EXTRUDED CURB
⊗	GATE VALVE & BOX	—	CURB & GUTTER
⊗	EXTERIOR CLEANOUT	—	CONCRETE SWALE
⊗	WATER METER	⊗	TYPE - X - HEADWALL
EXISTING PHONE	_____		
EXISTING ELECTRIC	_____		
PROPERTY LINE	_____		
EASEMENTS	_____		
RIGHT OF WAY	_____		
EROSION CONTROL SILT FENCE	_____		
EXISTING TREELINE	_____		
EXISTING FENCELINE	_____		
MINIMUM BUILDING SETBACK LINE	_____		
PHASE BOUNDARY	_____		
EXISTING GAS LINE	_____		
PROPOSED GAS LINE	_____		
EXISTING STORM	_____		
PROPOSED STORM	_____		
EXISTING CONTOUR LINES	_____	601	
PROPOSED CONTOUR LINES	_____	601	
EXISTING SANITARY SEWER	_____		
PROPOSED SANITARY SEWER	_____		
EXISTING WATER	_____		
PROPOSED WATER	_____		

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD, MEMPHIS, TENNESSEE 38102
 PHONE: (615) 880-5200 FAX: (615) 880-2567
 E-MAIL: MTAYLOR@SEC-CIVIL.COM
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

REVIEWED
 (Not Interfered With)

A.T. Project
5110 Florence Rd.
 Rutherford County, Tennessee

Master Plan

REVISED: _____
 DRAWN: SJA
 DATE: 10-10-14
 CHECKED: MAT
 FILE NAME: 99000-5100.dwg
 SCALE: 1" = 200'
 JOB NO. 99000
 SHEET: 3 of 19

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total compliance with all applicable laws, codes, and regulations. SEC, Inc. shall not be held responsible for any errors or omissions in the construction of the site in accordance with the construction plans.